

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 14, 1970

Appeal No. 10544 American National Bank of Maryland, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following AMENDMENT in the Order of the Board was entered at the meeting of October 28, 1970.

EFFECTIVE DATE OF AMENDMENT - December 1, 1971

ORDERED:

That the appeal for further processing under Article 75 of the Zoning Regulations for Stage I of a large scale development known as Foxhall at 4200 Massachusetts Avenue, NW., Lot 810, Square 1601, be amended.

1. The Zoning Commission amendment changed Guideline and Standard 8, which now reads:

"8. The main driveway along Massachusetts Avenue providing access to Buildings A,C and D should be located at least 200 feet south of the existing traffic signals at 4201 Massachusetts Avenue, NW. (The Berkshire Apartments)."

2. To conform with the Zoning Commission Order, as amended, BZA Order should be amended as follows:

- (a) Overall Site Plan, as revised September 1, 1971, shall be substituted for Exhibit No. 15 (BZA 3) dated September 11, 1970.
- (b) The Stage I (Building A) Grading and Drainage Plans, as revised September 1, 1971, shall be substituted for Exhibit No. 16 (BZA 6) dated September 11, 1970.

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(c) Except as amended, the above Order shall not affect, change or modify the remaining requirements and conditions of the Order.

OPINION:

As the results of the Board's review of the records of the Zoning Commission (File Case No. 70-11) and amendment of September 3, 1971, the Board finds that this amendment is within the framework of the Order of Approval of the Zoning Commission and amends its Order of November 27, 1970 to include modifications a, b, and c of Fact No. 2 above.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
GEORGE A. GROGAN  
Secretary of the Board

THAT THE AMENDMENT IN THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS AMENDMENT.

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - October 14, 1970

Appeal No. 10544 American National Bank of Maryland, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of October 28, 1970.

EFFECTIVE DATE OF ORDER - Nov. 27, 1970

ORDERED:

That the appeal for further processing under Article 75 of the Zoning Regulations for Stage I of a large scale development known as Foxhall at 4200 Massachusetts Avenue, NW., Lot 810, Square 1601, be granted conditionally as indicated in the following exhibits:

1. Exhibit No. 15 - Overall site plan (BZA 3) dated September 11, 1970.
2. Exhibit No. 16 - Stage I (Building A) Grading and Drainage plans (BZA 6), dated September 11, 1970; Landscape plans (BZA 6A), dated September 11, 1970, and the remainder of the architectural drawings shown in Exhibit No. 15 for Stage I Building A.

OPINION:


The results of the Board's review of the applicant's exhibits, the records of the Zoning Commission (File Case No. 70-11) and the testimony of the Board's public hearing held on October 14, 1970, enable the Board to find that the detailed development plans of Stage I are within the framework of the Order of approval given to the proposal by the Zoning Commission in their Order dated October 2, 1970, and that they conform to the spirit and intent of the Zoning Regulations.

This Order shall be subject to the following conditions:

- [a] The requirements of Sections 7501.46, 7501.47, 7501.48, 7501.49, 7501.51, 7501.52, 7501.53, 7501.54, 7501.55, 7501.551, 7501.552 and 7501.56.
- [b] The Board will retain jurisdiction over roof structures (Section 7501.46).
- [c] A temporary parking permit shall issue for a period of one (1) year but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- [d] The planned development must be constructed in accordance with the production schedule submitted as approved by the Board. (See Page 3, BZA Exhibit No. 15).
- [e] No permit shall issue or subdivision recorded until the following conditions have been met:
  - 1. The covenant has been recorded by the applicant in the Office of the Recorder of Deeds for the District of Columbia.
  - 2. A copy of the covenant, certified by the Recorder of Deeds as a true copy of the recorded instrument has been returned to the Board with a certificate of title, which will be submitted to the Corporation Counsel of D.C. for notation that the certification as to title is sufficient.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:   
PATRICK E. KELLY, Secretary of the Board

THAT THE ORDER IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.